
CLIENT UPDATE 2016 JULY

REAL ESTATE

Slight Changes to the Sporadic Land Registration Procedure

In accordance with Sub-Decree No.48 on Sporadic Land Registration dated 31 May 2002 (“**Sub-Decree No.48**”), the process to register sporadic land is as follows:

1. The applicant for land registration shall submit the application to District/Khan Land Office through Commune/Sangkat administration where the property is located.
2. The District/Khan Land Office shall review and verify whether the application is correct and qualified, and whether the land is subject to any conflict/dispute, in which case further measures or action will be taken.
3. Upon acceptance of the application, the District/Khan governor shall make an announcement to the applicant and the public regarding the date of the boundary demarcation work, within at least 14 days before the date of the boundary demarcation work.
4. Further measurement and data collection will be done after the boundary demarcation has been completed.
5. Public announcement of the above data collection and measurement will be made to the public for a period of 30 days.
6. The District/Khan governor shall notify the applicant of such announcement to the public at least seven days in advance.
7. Upon the expiration of the 30-day period stated in (5) above, all data will be forwarded to the Municipal/Provincial Land Office for final verification and issuance of the land title.

Sub-Decree No.121 dated 09 June 2016 (“**Sub-Decree No.121**”) was issued to amend Sub-Decree No.48. The amendments will impact items (3), (5) and (6) above as follows:

3. Upon acceptance of the application, the District/Khan governor shall make an announcement to the applicant and the public regarding the date of boundary demarcation work, within at least seven days before the date of the boundary demarcation work.
5. Public announcement of the above data collection and measurement will be made available to the public for a period of 15 days.
6. The District/Khan governor shall notify the applicant of such announcement to the public at least three days in advance.

Sub-Decree No.121 also amends the timeline for sporadic land registration set out in Prakas No.995 on Public Service Fee of the Ministry of Land Management, Urban Planning and Construction dated 28 December 2012 (“**Prakas No.995**”). Based on Prakas No.995, the timeline for sporadic land registration is 75 working days. Sub-Decree No.121 has amended this, stipulating that the timeline should only be 49 working days.

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ASEAN Economic Community Portal

With the launch of the ASEAN Economic Community (“AEC”) in December 2015, businesses looking to tap the opportunities presented by the integrated markets of the AEC can now get help a click away. Rajah & Tann Asia, United Overseas Bank and RSM Chio Lim Stone Forest, have teamed up to launch “Business in ASEAN”, a portal that provides companies with a single platform that helps businesses navigate the complexities of setting up operations in ASEAN.

By tapping into the professional knowledge and resources of the three organisations through this portal, small- and medium-sized enterprises across the 10-member economic grouping can equip themselves with the tools and know-how to navigate ASEAN’s business landscape. Of particular interest to businesses is the “Ask a Question” feature of the portal which enables companies to pose questions to the three organisations which have an extensive network in the region. The portal can be accessed at <http://www.businessinasean.com/>.

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